

W A I V E R
R D C C
A P P L I C A T I O N

CITY OF AUSTIN

CASE # 2010 011964RA

PLAN REVIEW #

TP# 02 0103 0401

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 812 Edgecliff Ter. Austin 78704

LEGAL DESCRIPTION: Subdivision – Travis Heights

Lot(s) 16 Block 53 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I Paul Rolke on behalf of myself affirm that on 7/12/2010, I,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

☐ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

The existing duplex (2,513 sq.ft., FAR 46%) will be converted to a single family residence. Because it was originally built as a split level duplex and the 2nd story addition above the garage (1997) is 6 feet above 1st story finished floor, it is extremely difficult to reconfigure the existing space efficiently. The existing space does not take full advantage of the primary amenity of the property – the view from the rear of the house. An additional 281 sq.ft. of FAR is requested to compensate for the inefficiencies caused by the change of use. The street side face of the box-like late nineties addition will be reduced and that space is moved to the rear of the house, which takes better advantage of the view and removes bulk from the front elevation. A review of the other houses on the street shows that this remodel and addition is compatible in terms of bulk and scale with other houses on the street. Impact on the broader neighborhood is minimized by the unique location and configuration of the street. Impact on adjacent properties is minimized by adjoining park land and the lack of compliant adjacent properties.

in a SF3 zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

SF3 Zoning does not allow reasonable development (2,794 sq.ft., FAR 49%) on a small, irregular shaped lot. Converting a duplex to a SFD and relocating living space is a reasonable use. Other houses on the street and in the area are substantially larger, consequently, applying a rule intended to protect other owners from incompatible development - a rule based solely on a lot size ratio - prevents a remodel which is compatible, improves the compatibility of the existing duplex, and does no harm.

REQUEST:

2. The request for the modification is unique to the property in that:

Converting a structure, built in 1942 as a split level duplex, to a single family home forces inefficient configuration of the remodeled space. As built today, the duplex is 2,513 sq.ft., FAR 46%. An additional 281 sq.ft. is requested to compensate for these inefficiencies. City park land abuts the lot on two sides. Adjacent properties are noncompliant. The house is on a dead end street. The street is completely surrounded by city park land and is separated from the rest of the subdivision by a four lane esplanaded major thoroughfare. Consequently, no one is adversely effected by granting this variance.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The intersection of Edgecliff and Alta Vista, where the subject property is located, is dominated by two massive houses (5,223 sq. ft. and 3,374 sq. ft.) with FARs of 50% and 52% respectively. The only abutting developed lot (808), has a FAR of approximately 50%. Six of the eight other houses on the street are larger than the proposed home (excluding one on a half lot). Virtually all existing exterior walls remain, except the footprint is reduced 21 sq.ft. by cutting back a corner of the garage, and the box like addition above the garage is replaced by a pitched roof. All additions, except the porch, are onto the rear of the house and conform to all zoning requirements. The changes proposed in this remodel and addition will take an existing duplex and convert it to a single-family home, minimize the impacts of a previous and somewhat coarse second-story addition, alter a redbrick ranch-style facade which mismatches every other house on the street, and generally create a contemporary house which fits better with the surrounding neighborhood than the existing duplex.

RDCC Explanatory Information

1. **The McMansion Ordinance** explicitly states its intent – “to protect the character of Austin’s older neighborhoods by ensuring that new construction and additions are compatible in scale and bulk with existing neighborhoods”. In our opinion, determining compatibility should start with an assessment of the compatibility of the existing duplex structure, as is. Since we are keeping most of the existing structure, the assessment of the compatibility of the finished single family home we propose should take account of what we are starting with.
 - a. While we intend to add a larger front porch and add height to the rear of the house, we also remove bulk from the street side and reskin the façade. We believe our proposal is, at worst, neutral with respect to compatibility and in many respects improves the compatibility of the structure. We hope you agree.
2. **Disregarding lot size, is the proposed house compatible in bulk and scale with the existing neighborhood?**
 - a. See “A1” colored lot map and “A2” pie chart which show that the size of the proposed house is right in the middle of what is allowed in the Travis Heights subdivision under a 40% FAR . These documents are explained in more detail in section 5 b below.
 - b. Micro Neighborhood vs. Macro Neighborhood:
 - i. While the size of the proposed home is in the middle of what is allowed in Travis Heights, within the subdivision there are some meandering streets populated with small, post war bungalows where it would not read as compatible.
 - ii. In contrast, on Edgecliff, a street separated from the rest of the neighborhood by a major thoroughfare, a street completely surrounded by city park land, a street that is short with a dead end, and a street populated with houses larger than the proposed house where the adjacent houses dwarf the proposed house, it does read as compatible.
 - iii. We believe the preceding facts make a valid argument for giving more consideration to the micro environment than the macro in this particular case.
 - c. See “A3” bar chart showing that granting this variance will allow the proposed house to be larger than three of the nine other houses on the street (two, if you don’t count the house on a half lot) and smaller than the remaining six houses on the street.
3. **If the proposed house is compatible in bulk and scale, is there anything objectionable, incompatible, or harmful about putting that much house on such a small lot?**
 - a. House too close to street: The noncompliant front setback due to curve of road has existed since 1948. All proposed additions meet current setback standards.
 - b. House overwhelms abutting property:
 - i. Undevelopable city park land adjoins property to east and north (H5).
 - ii. Abutting house to west:
 1. At front and rear of house, existing second story bulk on this side is decreased (See “H12”).
 2. Proposed addition is over 15 feet from property line and partially obscured by trees .

iii. Streetscape: The Y shaped intersection of Edgecliff and Alta Vista, in combination with the curve of Edgecliff along the front of the subject property, creates an uncommonly large swath of asphalt street. In Europe it would qualify as a Plaza.

1. The yellow house at 1000 Alta Vista (3,374 sq.ft.) is setback from the Edgecliff ROW just 10 ft. This minimal set back creates a symmetry with the "existing but non-compliant" (since 1948) 14 ft. setback of the subject property at the other end of the Y shaped streetscape. You almost have to see it in person to get it. The panoramic photo at the top of document H6 gives some sense of the streetscape.
2. The blue Victorian at 901 Edgecliff (5,223 sq.ft.) occupies the third side of the Y. It looms over the intersection by virtue of its three + stories and its location on the highest lot on the street. Its 25 ft. setback from Edgecliff mirrors the full 25 ft. setback of the west end of the subject property – the other end of the Y. Again, there is a symmetry created.
3. Net net, the non-compliant setback at one corner of the subject property has less adverse impact than the numbers suggest.
4. Again, all additions meet all setback requirements.

4. Bulk:

- a. Taking the existing structure as a starting point, we are removing bulk from the front façade and from the side of the only abutting residence.
- b. On the other hand, we are adding height and bulk to the rear of the house. The house is situated above a forty foot cliff and there is a large Live Oak just off the middle of the rear lot line which will obscure most of the addition (see H2, lower right).
 - i. We think these net out respecting compatibility and neighborhood impact.
- c. The second floor addition adds less to the height than you would expect, despite the inclusion of the turrets (see H11).
- d. I have inspected numerous projects by this architect which often include non-typical design flourishes. I can report that in each case they were well executed and resulted in a home with a unique character which retained an appealing overall composition and felt congruent with the neighborhood.

5. Description of some of the applicant submitted documents:

- a. H7 – H11: Our plans call for both an addition and demoing a number of small sections along the edge of the existing house. The most significant subtraction from the existing house involves removing most of the second story above the front of the garage, replacing the box like top of that front façade with a pitched roof. This will allow us to reduce the bulk on the street side and essentially move that space to the rear of the home to take advantage of the lake view.
 - i. We find that people looking at the rendering of the proposed home get the erroneous impression that a significant percentage of the existing house is to be demoed and rebuilt. These documents are intended to clarify exactly what is

added, what is demoed, and what part of the existing house is incorporated into the new house.

- b. A1 – A4: These documents are intended to make the case that in terms of part of the explicit intent of the ordinance – “compatibility with respect to scale”, the proposed house is compatible, even if it does not conform when applying the yard stick used to enforce that intent – FAR,.
 - i. Documents A1 and A2 should be read together. They sort of work backwards in this way – to legally build the proposed house, I would need a 6,975 sq.ft. lot. A quick review of A1 shows that the majority of the lots in Travis Heights are green and blue. The 6,975 sq.ft. lot I would need falls at the top of the green lot range and below the blue range. This suggests that respecting scale, my proposed home would be right in the mid range of what is allowed in Travis Heights under a 40% FAR.
 - 1. The pie chart in A2 shows the same information in a more precise way. It shows that the proposed house falls dead in the middle of what is allowed in Travis Heights.
 - ii. The bar chart in A3 is perhaps the most compelling argument for compatibility in terms of scale. It compares the size of all ten houses on Edgecliff. With the requested FAR the subject property would be smaller than six out of the other nine houses.
 - iii. Document A4 synthesizes the proceeding information.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 812 Edgecliff Ter.

City, State Austin, Texas Zip 78704

Phone (303) 818 - 4379 Printed Name Paul Rolke

Signature _____ Date _____

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 812 Edgecliff Ter.

City, State Austin, Texas Zip 78704

Phone (512) 992 - 0472 Printed Name Paul Rolke

Signature  Date 7/13/10

GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK
Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how the modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

Residential Design and Compatibility Commission Staff:

Sylvia Benavidez

sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department

One Texas Center

505 Barton Springs Road, 2nd Floor

Mailing Address:

P. O. Box 1088

Austin, TX 78767-1088

RESIDENTIAL APPLICATION

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PR Num 2010-011964 RA
Building Permit No. _____
Plat No. _____ Date 2-10-10
Reviewer Ryan Miku lenka

PRIMARY PROJECT DATA

Service Address 812 Edgecliff Ter. Tax Parcel No. 0201030401
Legal Description
Lot 16 Block 53 Subdivision Travis Heights Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☒ Remodel (specify) Whole house remodel.
Duplex into single family
☒ Addition (specify) 281 sq.ft.
Remove 1 (one) Kitchen
☒ Other (specify) Convert 100 sq.ft. of Garage to
conditioned space

Zoning (e.g. SF-1, SF-2...) _____
- Height of Principal building 28 ft. # of floors 2 Height of Other structure(s) Demo CARPORT: WD DECK - 1999-605642 ft. # of floors BP

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ 80,000
Electrical \$ 5,000
Mechanical \$ 5,000
Plumbing \$ 10,000
Driveway/
Sidewalk \$ _____
TOTAL \$ 100,000
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 5,681 sq.ft.
Job Valuation - Principal Building \$ 100,000
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 200,000
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Paul Rolke</u>	Telephone (h) <u>512) 992-0472</u> (w) <u>(979) 450-6606</u>
BUILDER	Company Name <u>Salance Design and Project Management</u> Contact/Applicant's Name <u>Rory Salance</u>	Telephone <u>(303) 818-4379</u> Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>owner</u> Address _____ City _____ ST _____ ZIP _____	Telephone _____

You would like to be notified when your application is approved, please select the method:

☒ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	1,314	sq.ft.	99	sq.ft.
b. 2 nd floor conditioned area	659	sq.ft.	502	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport <i>532 (EXIST) - 99 (NEW) - 21st Demo</i>	416	sq.ft.		sq.ft.
✓ attached		sq.ft.		sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.		sq.ft.
j. Balconies	130	sq.ft.	270	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____				

TOTAL BUILDING AREA (add a. through l.) 2,519 sq.ft. 871 sq.ft.

BC = 1860

369

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

May 2272.4 sq ft

2229 sq.ft.
39.3 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2229	sq.ft.
b. Driveway area on private property	180	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	300	sq.ft.
f. Air conditioner pads	9	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

May 2556.4 sq ft

2718 sq.ft.
47.9 % of lot

EXIST IC - BOA - C15-2010-0009

Appvd 6-14-10 (See attached)

OVER 141.6

RESIDENTIAL PERMIT APPLICATION "D"

FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 812 Edgecliff Ter.

Applicant's Signature [Signature]

Date 2/10/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	1,314 sq.ft.	99 sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	659 sq.ft.	502 sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
V. Garage		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement) *see below 416-2007	216 sq.ft.	sq.ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	sq.ft.
VII. TOTAL	2,189 sq.ft.	601 sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	2,790 sq. ft.
GROSS AREA OF LOT	5,681 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	49.2 %

* relocate 99 sf from garage to existing SF Res. for habitable space.

* Demo 21 sf from existing garage (southeast corner) * Original Garage - 536 sf (99 + 21 + 216 + 200)

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result from any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I have knowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may hang in any public utility or drainage easement.

I have knowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or cost to repair any damage to existing utilities caused during construction.

I do understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Paul Rolke DATE 2/12/10

APPLICANT'S STATE REGISTRATION NUMBER (required for all new construction) _____

Notes/Additional Comments (for office use only): 7/15/10
Home plan Org plan get back - for revision of tent's h&L points
30A - granted for setback
30A - granted for lot size from 5750 sq ft to 5681 sq ft
ICAD - 1948 Display # 39277 - 10-11-1948
Compart # 46635 - 11-1-1950

Address 812 Edgecliff Terrace

Applicant's Signature Paul Rolke Date 7/15/10

1st Floor Development
Assistant Center. 505
Barton Springs Road



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application (ESPA) (Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name			Phone		
Address	812 Edgecliff Terrace				
Legal Description	Travis Heights				
Lot	16	Block	53	Commercial/Residential?	<input checked="" type="radio"/> R

Service Main Size			(amps)	Service Conductor			(type & size)
Service Length			(ft.)	Number of Meters?			Multi-Fuel Y N
Overhead/Underground?	<input checked="" type="radio"/> RR		Voltage	<input checked="" type="checkbox"/> AE for Building Permit Only		<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Total Square Footage			Total A/C Load			(# of units)	(Tons)
Largest A/C unit			(Tons)	LRA of Largest A/C Unit			(amps)
Electric Heating			(kW)	Other			(kW)

Comments: Addition to existing house/garage and
2nd floor storage and loft/along with dining
room expansion / Life Safety

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

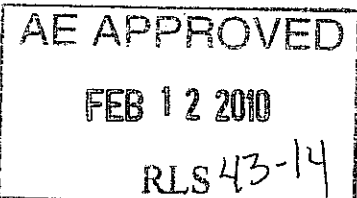
AE Representative _____

Date _____

Approved: ☒ Yes ☐ No (Remarks on back)

Phone 974-2632

Application expires 180 days after date of Approval



All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

Rose Modrall

812 Edgecliff Drive

134

16

53

-

-

Travis Heights

Erick veneer duplex.

39277 10-11-48

\$12000.00

Bob Bright

Rose Modrall

812 Edgecliff Terrace

134

16

53

- -

Travis Heights

Open carport attached to duplex.

46635-11-1-50

\$475.00

Floyd Johns



City of Austin BUILDING PERMIT

PERMIT NO: 1997-010998-BP

Type: RESIDENTIAL Status: Expired

2 EDGECLIFF TER

Issue Date: 12/11/1997 EXPIRY DATE: 11/05/2002

LEGAL DESCRIPTION Lot: 16 Block: Subdivision:	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY:	WORK PERMITTED: New	ISSUED BY:
---------------------	---------------------	------------

1st Floor Garage & 2nd Fl Storage W/Loft & Bathrm & *

Life Safety Pmt: 2010-012063 RM - Reject pending BOA approval
C15-2010-0009

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
	Tot Job Val: \$10,000.00		438		1	1	

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	82.00	6/23/1999	Electrical Permit Fee	57.00	10/7/1999	Mechanical Permit Fee	44.00	1/10/2000
Plumbing Permit Fee	47.00	12/14/1999						
Fees Total:	230.00							

Inspection Requirements

Building Inspection Electric Inspection Mechanical Inspection Plumbing Inspection

Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Easement Approved By COA Authorizing Use Of The Easement.

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Added & Over Portion Of Exist Wood Deck To Create Dining Rm Expansion & Stairs. Pd \$33 12- 11-97 Sq Ft Changed From 480 To Above.*** Hold Co Till 9909220

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True and That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

ERMIT NO: 1997-010998-BP

Type: RESIDENTIAL Status: Expired

12 EDGECLIFF TER

Issue Date: 12/11/1997 EXPIRY DATE: 11/05/2002

LEGAL DESCRIPTION Lot: 16 Block: Subdivision:	SITE APPROVAL	ZONING
--	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: New	ISSUED BY:
---------------------	---------------------	------------

New Garage & 2nd Fl Storage W/Loft & Bathrm &							
---	--	--	--	--	--	--	--

TOTAL SQFT	VALUATION Tot Job Val: \$10,000.00	TYPE CONST.	USE CAT. 438	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
------------	---------------------------------------	-------------	-----------------	-------	-------------	------------	-----------------

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
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<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
01 Building Layout	9/10/1999	Fail	MIGRATED FROM PIER.	Carl Winn
02 Foundation	9/10/1999	Fail	MIGRATED FROM PIER.	Carl Winn
03 Framing	3/9/2000	Pass	MIGRATED FROM PIER.	David Michael Dimi
04 Insulation	3/9/2000	Pass	MIGRATED FROM PIER.	David Michael Dimi
05 Wallboard	4/11/2000	Pass	MIGRATED FROM PIER.	David Michael Dimi
12 Final Building	5/9/2002	Fail	MIGRATED FROM PIER.	David Michael Dimi



City of Austin BUILDING PERMIT

PERMIT NO: 1999-005642-BP
12 EDGECLIFF TER

Type: RESIDENTIAL Status: Expired
Issue Date: EXPIRY DATE: 08/29/2007

LEGAL DESCRIPTION Lot: 16 Block: Subdivision:	SITE APPROVAL	ZONING
--	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: Demolition	ISSUED BY:
---------------------	----------------------------	------------

Demolish Carport & Wood Deck In Rear

Reissue Demo pmt Under- 2010-011964 RA

TOTAL SQFT	VALUATION Tot Val Rem: \$00	TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
------------	--------------------------------	-------------	-----------------	-------	--------	------------	-----------------

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
----------------------	------------	---------------------------	------------	----------------	------------

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	44.00	6/23/1999						
Fees Total:	44.00							

Inspection Requirements

Building Inspection

Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Erosion & Sedimentation Controls Required - Ok Stockton & M. Christianson/Hold Final For Variance Approval Df.***

Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True
Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

ERMIT NO: 1999-005642-BP

Type: RESIDENTIAL Status: Expired

12 EDGECLIFF TER

Issue Date: EXPIRY DATE: 08/29/2007

LEGAL DESCRIPTION lot: 16 Block: Subdivision:					SITE APPROVAL		ZONING		
PROPOSED OCCUPANCY:		WORK PERMITTED: Demolition			ISSUED BY:				
Demolish Carport & Wood Deck In Rear									
TOTAL SQFT		VALUATION Tot Val Rem: \$.00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<u>ype</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
01 Building Layout		Open		Michael Davis
02 Foundation		Open		Michael Davis
03 Framing		Open		Michael Davis
04 Insulation		Open		Michael Davis
05 Wallboard		Open		Michael Davis
08 TCO Stocking		Open		Michael Davis
09 TCO Occupancy		Open		Michael Davis
11 Energy Final		Open		Michael Davis
12 Final Building		Open		Michael Davis

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, June 14, 2010

CASE NUMBER: C15-2010-0009

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman
☐ Y ☐ Heidi Goebel
☐ - ☐ Melissa Hawthorne

APPLICANT: Paul Rolke

ADDRESS: 812 EDGECLIFF TER

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6 feet for a 15 foot existing section of the residence and from 10 feet to 0 feet for the deck in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER WHALEY, VOTE 7-0; GRANTED on April 12, 2010

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: SF3 zoning does not allow reasonable development to occur on a small, shallow, irregularly shaped lot that is adjacent to a Greenbelt area which was platted in 1913.
2. (a) The hardship for which the variance is requested is unique to the property in that: Extremely shallow lot: 71 ft. on one side, 46 ft. on the other due to curve of road. Consequently, no back yard except for 10 ft. setback; three live oaks (16.5 to 30 inches in diameter) at NW corner occupy some of the limited build able space.

(b) The hardship is not general to the area in which the property is located because: other lots in the area are substantially larger, are not irregular due to curving street
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: at rear and on SE, lot adjoins city park which cannot be built on

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (63% existing) to 48% in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. MOTION TO POSTPONE BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; POSTPONED TO JUNE 14, 2010; June 14, 2014 the public hearing was closed on Board Member Leane Heldenfels motion to Grant conditions upon site plan and must meets Water Front Overlay Travis Heights Neighborhood Sub district, Board Member Bryan King second on a 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: current impervious cover for this lot 63%, proposes 48% allowing residential home 2700 sq ft.
2. (a) The hardship for which the variance is requested is unique to the property in that: lot has been configuration 1913 and subdivided, no impervious cover rules, in order to provide modest home this variance is necessary

(b) The hardship is not general to the area in which the property is located because: this lot is slightly smaller than other lots in the area
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: impervious cover is being reduced from what is existing and design will be in keeping with area

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,681 square feet in order to erect an addition to an change to the use of an existing duplex residential use to a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONED BY BOARD MEMBER VON OHLEN, VOTE 7-0; GRANTED on April 12, 2010

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot platted in 1913, always single family designation not change of use
2. (a) The hardship for which the variance is requested is unique to the property in that: odd lot configuration

(b) The hardship is not general to the area in which the property is located because: all other lots are somewhat different in the area

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: always intended to be that size and configuration of the original subdivision plat.

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .49 to 1.0 in order to maintain (209 square feet) and add (281 square feet) in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. MOTION TO POSTPONE BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; POSTPONED TO JUNE 14, 2010; withdrawn by Applicant

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

PLOT PLAN

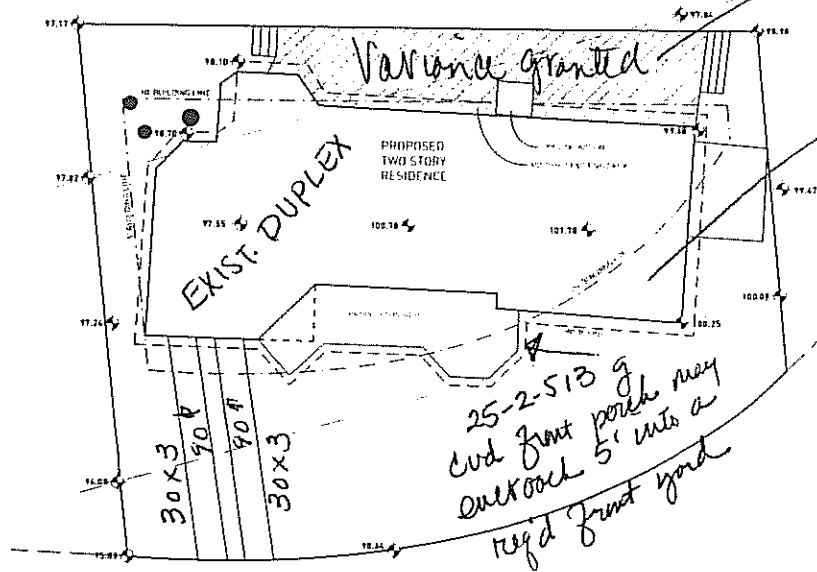
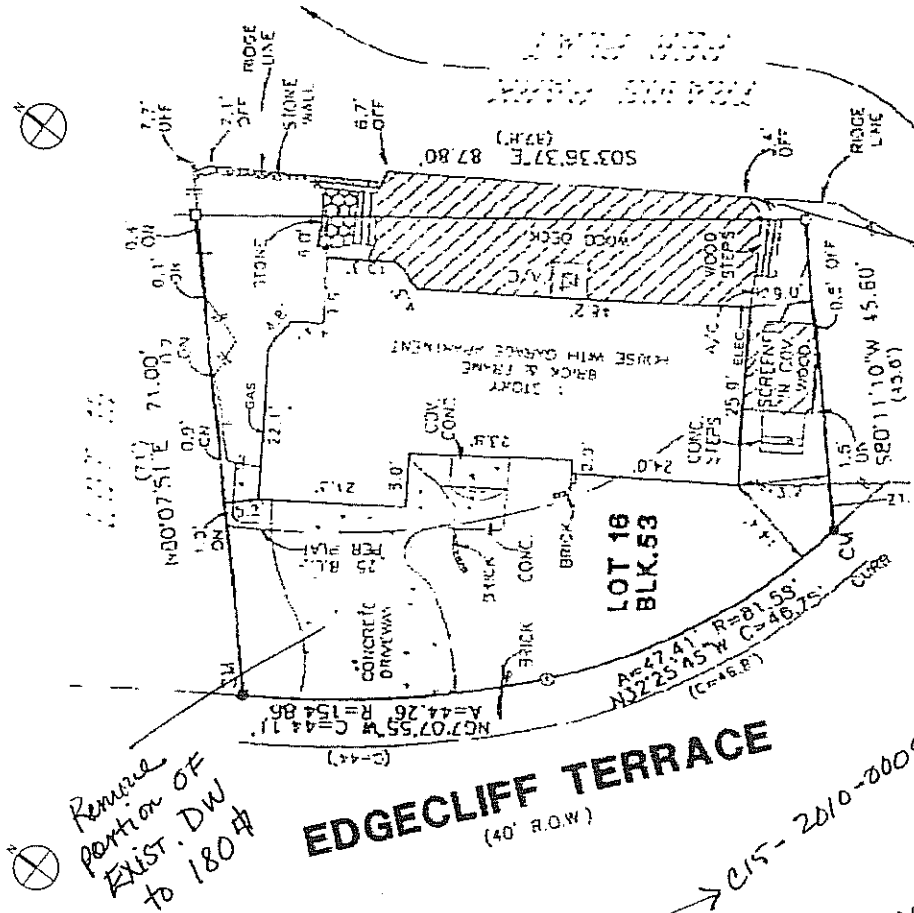
WITH ALL

ADJACENT

LOTS

PILOT PLAN

812 EDGE CLIFF TERRACE
AUSTIN, TX 78704



EXIST. Non-complying portion of EXIST structure in front of 25' BL Duplex built 10-11-1948 # 39277

SF3 ZONE

IMPERVIOUS COVERAGE CALCULATIONS:

	Existing	Proposed
Building Coverage	2012 SF	2228 SF
Driveway	400 SF	180 SF
Sidewalks / Walkways	140 SF	
Uncovered Paved	145 SF	
Impervious (Max 100% (50%))	450 SF	300 SF
Av. (Impervious Paved)	9 SF	9 SF
Total Impervious Coverage:	2354 SF	2717 SF
Lot Size	5681 SF	5681 SF
Allowed by Ordinance (5%)	2556 SF	2556 SF
Square Foot Over Limit	800 SF	141 SF
Impervious Percentage	41.5%	47.8%
Reduction of Existing IC: square feet		604 SF

FLOOR TO AREA RATIO CALCULATIONS:

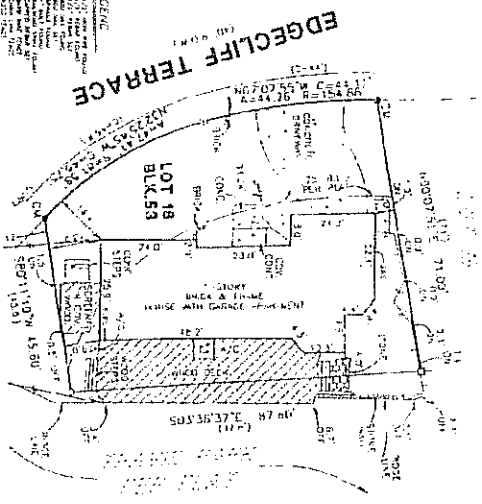
	EXISTING	NEW/ADDITION
FIRST FLOOR GROSS AREA	1314 SF	89 SF
SECOND FLOOR GROSS AREA	409 SF	502 SF
GARAGE (ATTACHED)	534 SF	1370 SF
TOTAL	2507 SF	281 SF
TOTAL LOT SIZE	2740 SF	5681 SF
FLOOR TO AREA RATIO	47.0%	

SUBDIVISION TRAVIS HEIGHTS

LOT 16 BLOCK 53 VOLUME 3 PAGE 15 PLAT RECORDS

COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 812 EDGECLIFF TERRACE

CITY AUSTIN REFERENCE NAME PAUL ROLKE



1 SITE SURVEY

DATE: 07/26/2010

BY: [Name]

FOR: [Client Name]

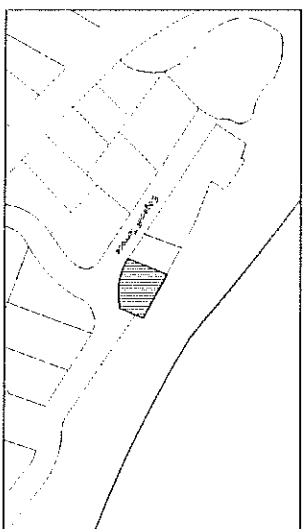
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LOCATION: [Location]

SCALE: [Scale]

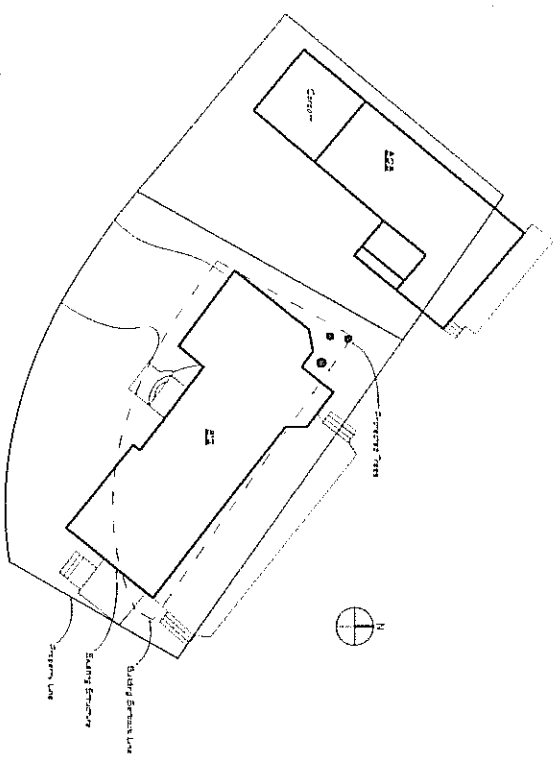
REVISIONS:

NO.	DATE	DESCRIPTION
1	07/26/2010	Initial Survey

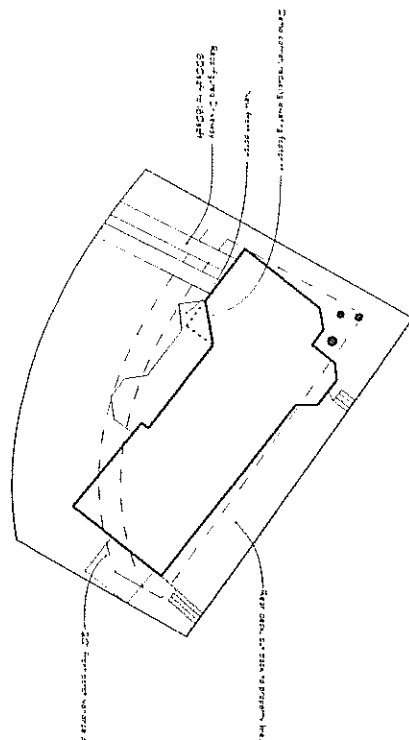


2 NEIGHBORHOOD CONTEXT

3 EXISTING SITE PLAN



4 PROPOSED SITE PLAN



PERMANENT COVERAGE CALCULATIONS

Category	Area (sq ft)
Building Footprint	2225 sq ft
Parking	150 sq ft
Landscaping	150 sq ft
Other	150 sq ft
Total Permanent Coverage	2675 sq ft

PERMANENT COVERAGE CALCULATIONS

Category	Area (sq ft)
Building Footprint	2225 sq ft
Parking	150 sq ft
Landscaping	150 sq ft
Other	150 sq ft
Total Permanent Coverage	2675 sq ft

PERMANENT COVERAGE CALCULATIONS

Category	Area (sq ft)
Building Footprint	2225 sq ft
Parking	150 sq ft
Landscaping	150 sq ft
Other	150 sq ft
Total Permanent Coverage	2675 sq ft

Site Survey Project Data

Scale: 07/26/2010

Client: [Client Name]

Project: [Project Name]

Location: [Location]

Surveyor: [Surveyor Name]

Address: [Address]

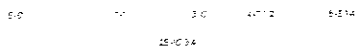
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State: [State]

Zip: [Zip]

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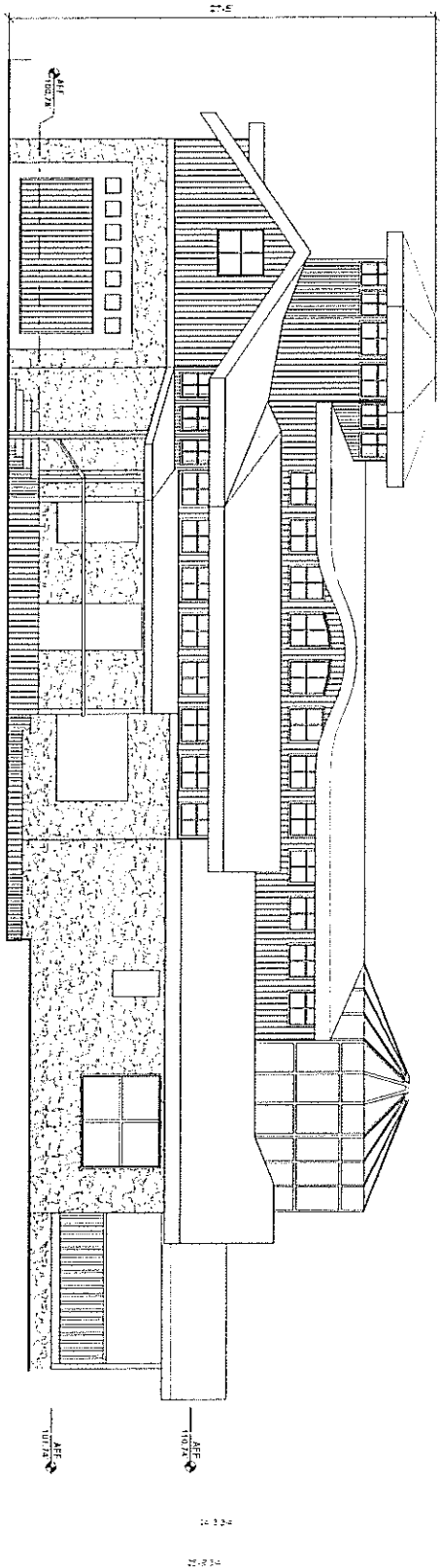
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2. WINDOWS SPECIFIED TO CENTER DOORS ARE ASSIGNED TO RECOR
3. AN AVOID WALLS 5.0 M. IN C.



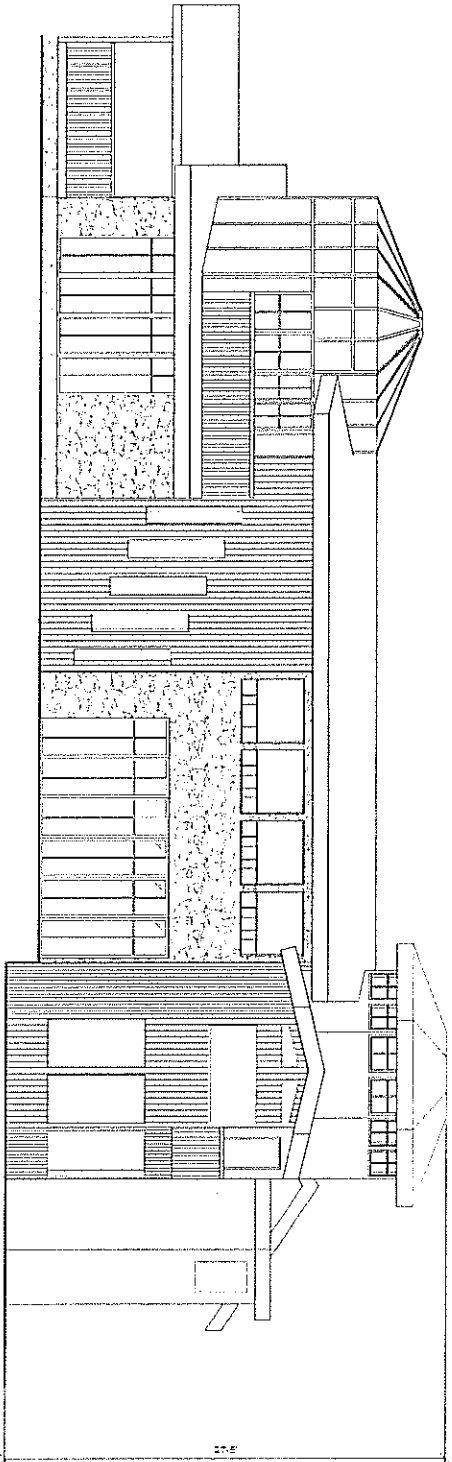
Ground Floor Plan	07.200
Scale: 3/4" = 1'	

07:26:2010

Kenneth C. Gentry
106 Widen Place
Baker CO 80301

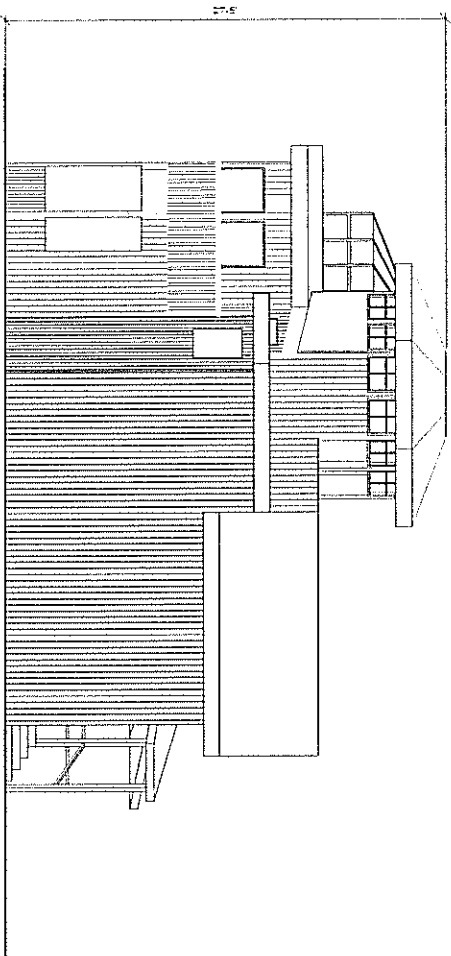


① SOUTH ELEVATION

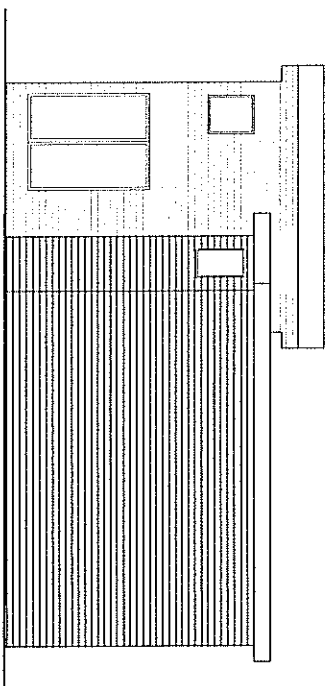


② NORTH ELEVATION

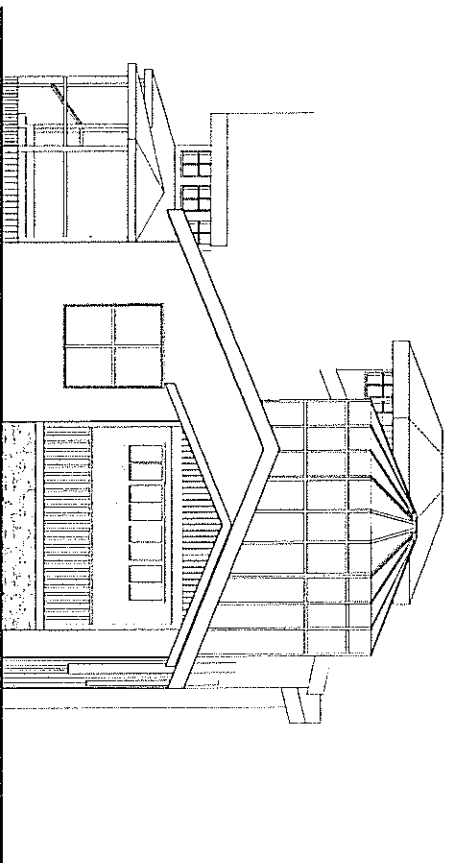
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<p>Scale: 3/8" = 1'</p>	<p>07/26/2010</p>	<p>2010 Redesign 612 Eagle Street Aspen, CO 80501</p>
<p>2010 Redesign 612 Eagle Street Aspen, CO 80501</p>	<p>2010 Redesign 612 Eagle Street Aspen, CO 80501</p>	<p>2010 Redesign 612 Eagle Street Aspen, CO 80501</p>



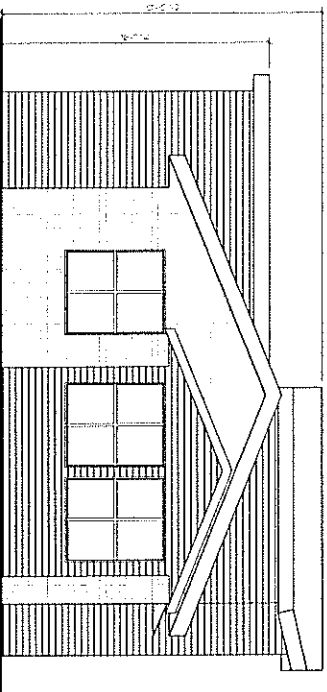
① WEST ELEVATION



③ AS-BUILT WEST ELEVATION

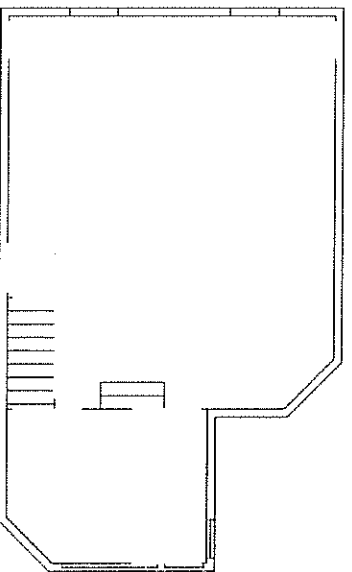
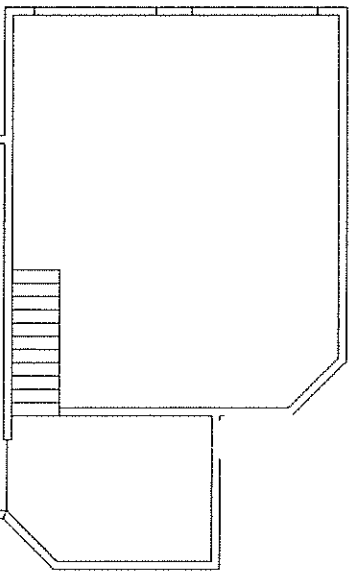


② EAST ELEVATION

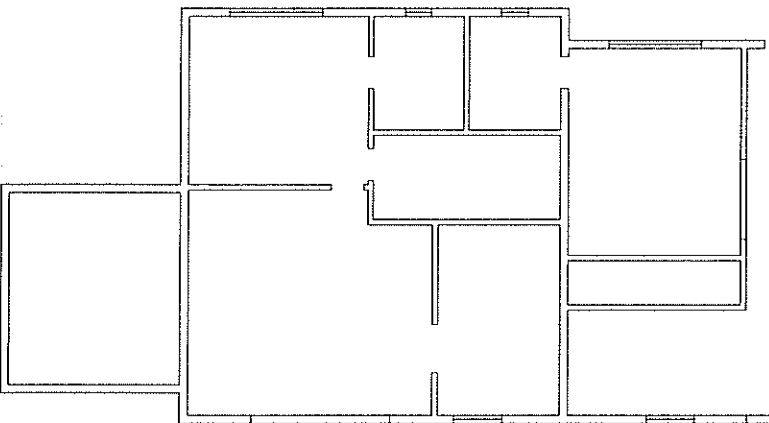


④ AS-BUILT EAST ELEVATION

A5		
East and West Elevations		
Scale 3/8" = 1'	07.25.2010	
2nd Edition since 812 East 1st Street Aspen, CO 81601	2. Space 214 gr and 215 gr 108 West 1st Boulder, CO 80302	

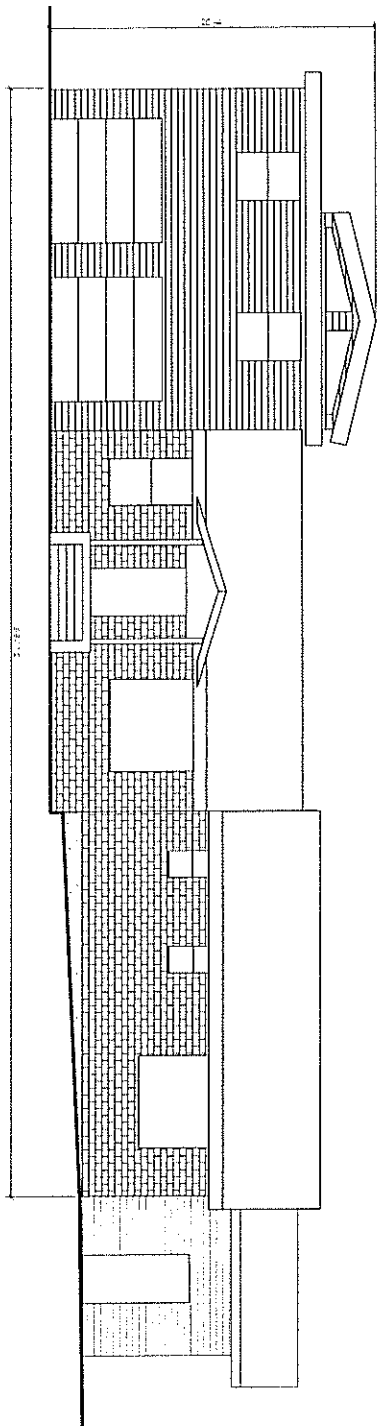


② UPPER FLOOR PLAN

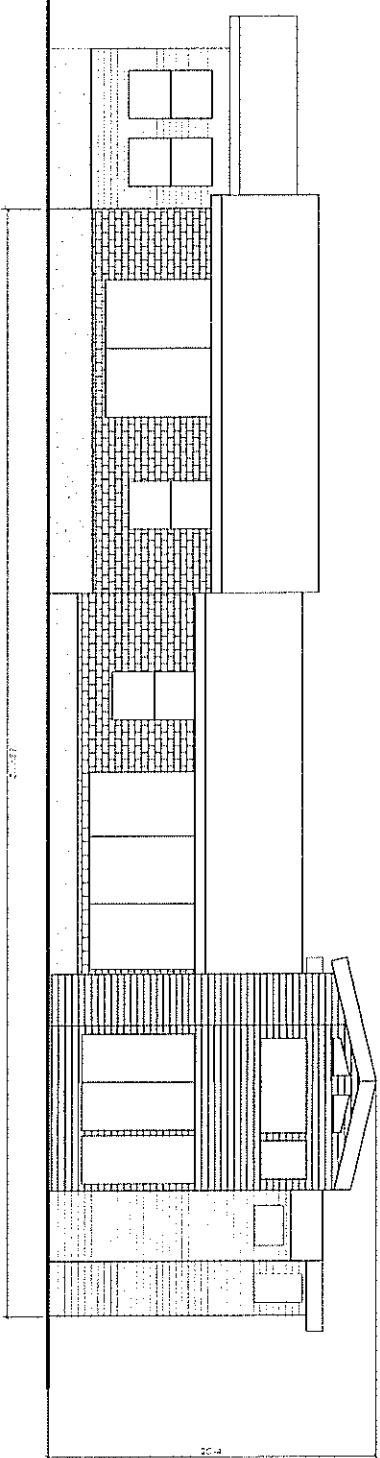


① GROUND FLOOR PLAN

As-Built Floor Plans	
A6	Scale: 3/8" = 1'
3144 Redstone 812 Eighth Street Austin, TX	E. Souter Design Project Management 1075 West Plaza Boulder, CO 80302



① SOUTH ELEVATION



② NORTH ELEVATION

As-Built Elevations		
A7	Scale 3/8" = 1'	07.25.2012
Blue Station print All Elevation Traces Asm. TV		
E. Shaver Design and Project Management 205 West 2nd Suite 202 Boise, ID 83702		



A8 State Capital Center 517 West 7th Avenue Austin, TX	Section 3.107 = 1	07266010
	New Roof Plan R. Eugene Doss and Project Management 1001 Webb Place Dallas, TX 75203	

